



June 27, 2020

Dear Mayor, Mayor Pro Tem, and Council Members:

The Springdale-Airport Neighborhood Association (SANA) supports the request for Planned Unit Development (PUD) zoning at 1011 and 1017 Springdale Rd.

The developer has presented SANA with a proposal that includes, among other things, increased height, while also providing environmental and community benefits. These include restoring much of the vegetation and creek areas, providing a public trail easement, staying significantly below allowable impervious cover, and helping fund affordable housing.

For years, this property was a tank farm, until the community successfully pushed to have it closed. By restoring many of the natural areas here, we believe this development is helping address the tank farm's legacy of environmental damage.

In addition, we also support the proposal's consideration of the community's current and future needs. While the fact that this property was a tank farm prevents a residential development here, the developer has proposed to help fund affordable housing for the community and to provide a 50 ft. trail easement to connect the neighborhood to a future City trail south of the property.

SANA supports this request for PUD zoning, which would secure these environmental and community benefits, and in return would grant the applicant's request for the ability to build up to 75 ft. of height at 85 ft. from nearby single-family lots and up to 90 ft. of height at 140 ft.

On a personal note, as someone who saw firsthand what the tank farm did to friends and family, I look forward to seeing this site turned into a project focused on sustainability and the environment.

We appreciate your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Pete R. Rivera". The signature is written in a cursive, flowing style.

Pete Rivera, President



FROM: Springdale-Airport Neighborhood Association  
Austin, Texas

TO: The Mayor, City Council, and Planning Commission

RE: Proposed PUD at 1011 Springdale Road, C814-2020-0104  
Supplement to Letter of support dated July 27, 2020

DATE: November 12, 2020

Our neighborhood association previously wrote a letter of support for Springdale Commercial, the proposed PUD at 1011 Springdale Road. We wish to reaffirm our support for this development in general terms. In view of the sad history of this former tank farm in our community, a proposal to make the best possible use of this land, restore the natural environment, and provide amenities for public use is most welcome.

However, there is one aspect of the proposal that we have had second thoughts about. When we previously expressed our support, we did not fully realize the extent to which the proposed height of ninety plus feet for part of the complex far exceeds the height of all other major developments in the area, whether commercial, residential, or mixed use. We can see the negative effects of ninety-foot buildings in other rapidly changing areas of East Austin, and they are not conducive to the ambience that is envisioned in our neighborhood plans.

We would therefore like to amend our endorsement of this otherwise excellent proposal to say that we support it subject to a sixty-foot height limit.

Sincerely,

Pete Rivera, President

cc: Heather Chappin  
Ben Ramirez  
Michael Whellan

Pete Rivera  
5405 Prock Ln.  
Austin, TX 78721

February 22, 2021

Subject: Springdale Green Rezoning (PUD) -- Case C814-2020-0104; Letter of Support

Dear Mayor, Mayor Pro Tem, and Council Members,

I am writing to you to ask you to approve the Springdale Green PUD. I am writing to you as a private citizen – not as president the Springdale Airport Neighborhood Association – and the views in this letter are my personal views.

For years, this property was a tank farm – and I saw firsthand what that tank farm did to my family and friends. Even years after the community succeeded in closing the tank farm, the property still has not been restored.

It is time for the City to fully put the tank farm behind us, and help restore this property environmentally. I believe the Springdale Green PUD will do that.

The Springdale Green developer has put forward a proposal that provides environmental and community benefits, including restoring much of the property's natural vegetation, and paying into the City's affordable housing fund (housing is not allowed on the site due to its past as a tank farm). The developer has also listened to residents on Saucedo Street who are experiencing flooding problems today, and has proposed a plan that would help improve those pre-existing flooding issues.

In return, the Springdale Green developer is proposing to build two office buildings and asking for the ability to build up to 75 ft. of height at 85 ft. from nearby single-family lots and up to 93 ft. of height at 140 ft. from those lots. I support these requests because of the significant work that the developer will be doing to restore the property, provide sustainable building and landscaping, address neighbors' existing flooding issues, and help fund affordable housing.

This is a chance to put the tank farm fully behind us. Please vote to approve the Springdale Green PUD. Thank you for your consideration.

Sincerely,



Pete Rivera

**From:** Jessica Eley  
**Sent:** Wednesday, April 14, 2021 1:28 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** Candi Fox  
**Subject:** Object to C814-2020-0104 Comment by Govalle NA

\*\*\* External Email - Exercise Caution \*\*\*

Hi Heather,

This is Jessica with the Govalle NA. I'd like to submit the following comment for the record of this case...

"Govalle Neighborhood Association strongly opposes the proposed PUD at 1011 and 1017 Springdale.

1) The building height of 90ft is inappropriate for our residential neighborhood. We don't want a second downtown in our backyard. The current allowed max height is plenty.

2) The proposed community benefit of having the land restored and a boardwalk installed is not actually a community benefit because we will not have access. If the community was allowed access say (sunrise to sunset) it would be considered but restoring the land for exclusive use by the tenants of the office park is NOT a community benefit.

3) The proposed donations to parks funds, etc are not worth it to us. We'd rather have neighborhood sized development than additional money for the parks. There's so much development currently contributing to parks funding, applicant's proposed donations aren't worth the sacrifice of a downtown in our backyard."

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Thanks,  
Jessica L. Eley  
Co-Chair

Govalle Neighborhood Association

[www.govalle.org](http://www.govalle.org)

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**From:** ben ramirez

**Sent:** Monday, May 17, 2021 10:59 AM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Cc:** Harden, Joi <Joi.Harden@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>

**Subject:** Re: Missing letters in the city staff back-up for Springdale Green project

This email should clarify SANA's position clearly. Thank you.

On Mon, May 17, 2021, 10:55 AM ben ramirez wrote:

Please also include Govalle's Neighborhood Association's letter of opposition of the project at 93-feet. It also states they would support the PUD at the current zoning height of 60ft. Thank you!

On Mon, May 17, 2021, 10:47 AM ben ramirez < > wrote:

From my understanding Pete Rivera requested all letters of support for the project at 93-feet be pulled from the backup. The letter that I am speaking about is the letter dated November 12, 2020 that I just emailed everyone in the previous email. Thank you for your follow up and please notify me once corrected.

On Mon, May 17, 2021, 10:28 AM Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:

Hi Ben,

I'm not sure what happened with the letters, since I know I had them in earlier drafts of the report. I apologize, and will get the SANA and Govalle correspondence to the City Clerk today. I am in meetings this morning but can call you after 12:00.

Again, my apologies,

Heather

**From:** ben ramirez

**Sent:** Monday, May 17, 2021 10:12 AM

**To:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>; Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>; Tovo, Kathie <[Kathie.Tovo@austintexas.gov](mailto:Kathie.Tovo@austintexas.gov)>; Kitchen, Ann <[Ann.Kitchen@austintexas.gov](mailto:Ann.Kitchen@austintexas.gov)>; Pool, Leslie <[Leslie.Pool@austintexas.gov](mailto:Leslie.Pool@austintexas.gov)>; Alter, Alison <[Alison.Alter@austintexas.gov](mailto:Alison.Alter@austintexas.gov)>; Ellis, Paige <[Paige.Ellis@austintexas.gov](mailto:Paige.Ellis@austintexas.gov)>; Harper-Madison, Natasha <[Natasha.Madison@austintexas.gov](mailto:Natasha.Madison@austintexas.gov)>; Renteria, Sabino <[Sabino.Renteria@austintexas.gov](mailto:Sabino.Renteria@austintexas.gov)>; Casar, Gregorio <[Gregorio.Casar@austintexas.gov](mailto:Gregorio.Casar@austintexas.gov)>; Kelly, Mackenzie <[Mackenzie.Kelly@austintexas.gov](mailto:Mackenzie.Kelly@austintexas.gov)>; Fuentes, Vanessa <[Vanessa.Fuentes@austintexas.gov](mailto:Vanessa.Fuentes@austintexas.gov)>

**Subject:** Missing letters in the city staff back-up for Springdale Green project

I am a little confused as to why I don't see SANA'S letter of opposition to Springdale Green's project at 93-feet . I talked with Mr Pete Rivera and he told me our neighborhood's position should still be in there. Also I think it is very important that you include Govalle's letter of opposition to the project at 93-feet. Let me be clear both neighborhood associations will support the PUD at the current zoned level of 60ft with community benefits. Heather please call me so we can fix this issue. Thank you.

Ben Ramirez